



Boadicea Way, Colchester, CO2 9BQ

welcome to

Boadicea Way, Colchester

RENOVATION OPPORTUNITY!! This semi detached family home is situated on the south west side of Colchester, offering excellent access to local shops, amenities, schools, play park and sports ground. The property is located around 1.5 - 2 miles from the City Centre and town train station.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Door To:

Entrance Porch

With further door to:

Hallway

Stairs to first floor access to Living Room & Kitchen.

Living Room

12' 9" max x 12' 2" max (3.89m max x 3.71m max)
Upvc double glazed sliding patio doors to Conservatory, carpet, radiator, picture rail.

Conservatory

13' 11" x 8' 7" (4.24m x 2.62m)

Upvc double glazed and brick construction with sliding patio doors to garden, fitted blinds, wall lights.

Kitchen / Diner

18' 8" max x 10' max (5.69m max x 3.05m max)

Upvc double glazed windows to front with fitted blind, upvc double glazed window to rear and door to side leading to Utility Room, built-in cupboard, base and eye level units, work surface, inset stainless steel sink unit with hot and cold taps, space for appliances.

Utility Area

Upvc double glazed window and door to rear, door to Garage, access to two store rooms and Cloakroom.

Cloakroom

Low level w.c., wash hand basin.

First Floor Accommodation

Landing

Upvc double glazed window to front, built-in cupboard, doors to:

Bedroom One

11' 2" to cupboard x 10' 4" + door recess (3.40m to cupboard x 3.15m + door recess)
Upvc double glazed window to rear with blind, carpet, radiator.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Upvc double glazed windows to rear and side with blinds, radiator, carpet.

Bedroom Three

13' 2" max x 11' 9" max (4.01m max x 3.58m max)

Upvc double glazed window to front with blind, radiator, carpet, built-in cupboard.

Shower Room

Upvc double glazed opaque window to side, white suite comprising double shower cubicle, pedestal wash hand basin and low level w.c., tiled walls, radiator.

Outside

Front

Driveway to side providing off road parking for several cars and giving access to the Garage which measures 29' 4 x 8'4. There is a lawned front garden.

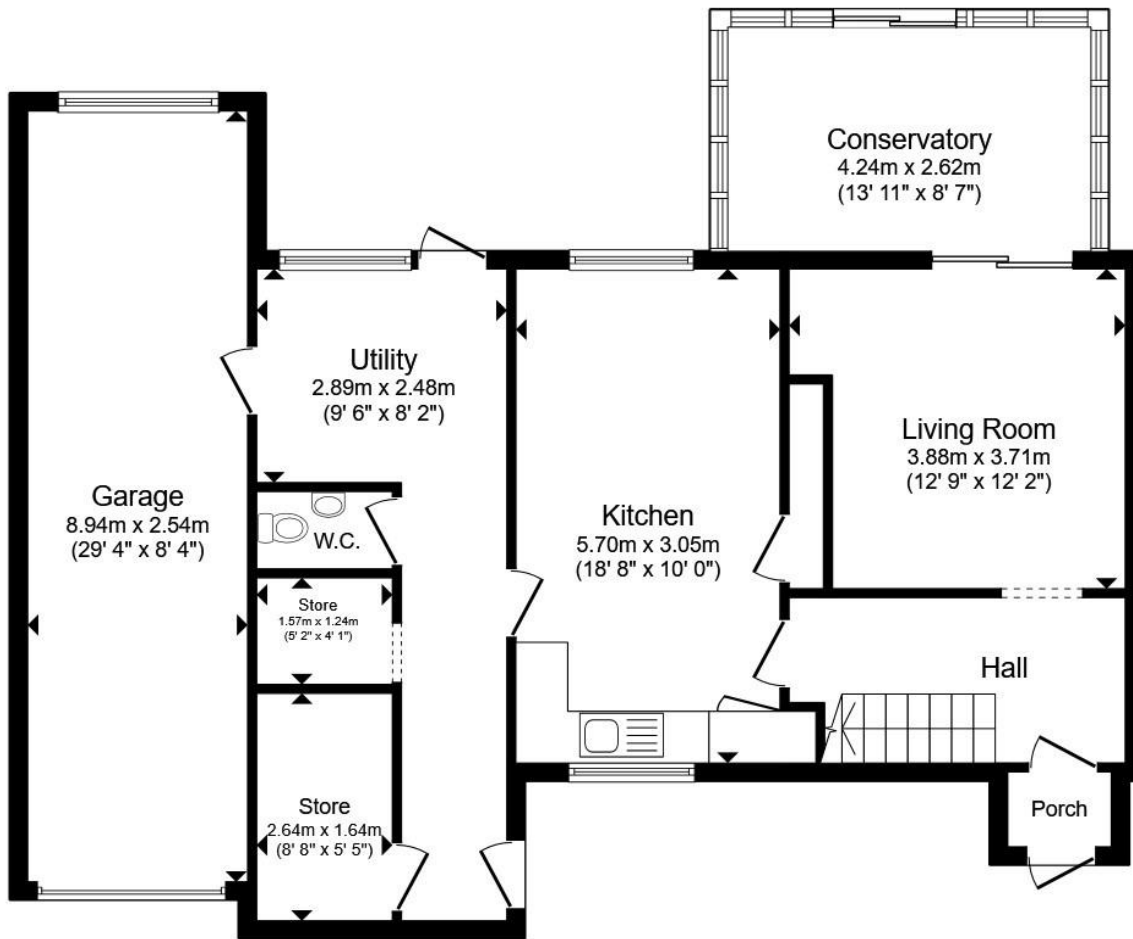
Rear

The property benefits from a large enclosed rear garden which is mainly laid to lawn with mature shrubs, trees and hedging, providing a lovely private space for relaxing and entertaining.

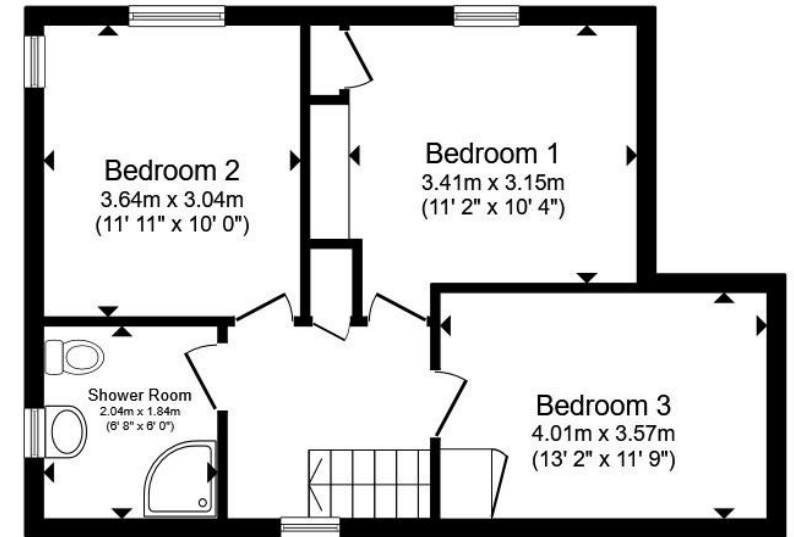


view this property online williamhbrown.co.uk/Property/CCS121274





Ground Floor



First Floor

Total floor area 142.2 m² (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Boadicea Way, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Semi Detached Family Home
- Lounge, Kitchen/Diner & Conservatory
- Utility & Cloakroom
- Three Double Bedrooms
- Large Rear Garden, Parking & Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121274



Property Ref:
CCS121274 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk